

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, January 13, 2006, 9:00 AM  
DPLU Hearing Room  
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of December 16, 2005**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

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**Agenda Items**

**1. Sprint PCS Wireless Cell Site; Major Use Permit P03-122, Crest-Dehesa Community Plan Area (G. Wright)**

This is a request from Sprint PCS for a Major Use Permit to construct and operate an unmanned wireless facility and associated equipment on the site of the Dehesa fire station. The project will occupy 356 square feet of the 1.32-acre parcel. These antennas will be mounted within a 45-foot tall faux water tank, designed to resemble a typical rural elevated water tower. The associated operating equipment will be housed within a 280.8 square foot stucco-finish enclosure, with a 12-foot high wall, and mansard tile roof to match the existing fire station building. The project will be located on an existing graded but unpaved pad that is a part of the existing fire station facility. The project is located in the 1.3 Estate Development area (EDA) Regional Category and (18) Estate Residential (1 dwelling unit per 2 or 4 gross acres) Land Use Designation of the General Plan. The site is zoned A72 General Agriculture Use Regulation.

The project is located at 5425 Dehesa Road at Sycuan Road in El Cajon in the Crest-Dehesa Community Planning Group area. The "G" height designator on the property limits the height to 35 feet. However, pursuant to Section 4620.g. of the Zoning Ordinance, the transmitting antennas are allowed to be raised above the height designator with a Major Use Permit.

2. **Pala Mesa Highlands; Specific Plan Amendment (SPA 99-005), Zone Reclassification (R99-020), Tentative Map (TM 5187RPL<sup>11</sup>), Major Use Permit (P04-024), Fallbrook Community Planning Area (Esperance)**

This is a proposal by Beazer Homes for a Planned Residential Development (PRD) of 130 single family residences, related recreational facilities and open space. A Specific Plan Amendment, SPA 99-005, for Areas C, D, and E of the Pala Mesa Private Development Plan (PDP) is proposed to combine Areas C, D, and E of the PDP and to delete the PDP limitation on the number of bedrooms and requirement for attached housing to allow the proposed development. A concurrent Rezone, R99-020, to the S88 Specific Plan Use Regulations with minimum lot size of 5,500 square feet, is proposed to implement the changes proposed by the Specific Plan Amendment. The "P" Planned Development and "B" Design Review Special Area Regulation Designators are included in the rezone to ensure compliance with the I-15 Corridor Design Guidelines and the requirement for a PRD. Tentative Map TM 5187RPL<sup>11</sup> proposes to subdivide the site into 130 residential lots ranging in size from 5,507 to 16,905 square feet and 6 lots for parks, fuel management, landscaping, and 36.5 acres of open space to preserve sensitive habitat lands. Major Use Permit P04-024 is proposed to implement the PRD requirement and provides for a main recreation area with swimming pool, restroom, picnic facilities, ½ basketball court, and related parking as well as a private pocket park with picnic areas and open turf play areas and both public and private trails. One- and two-story homes in a variety of architectural styles are proposed. The site is 84.5 acres in size, is subject to Policy 1.1, the Current Urban Development Area (CUDA) and is in the (21) Specific Plan Area Land Use Designation with overall density of 2.75 dwelling units per acre. The site is located west of Highway 395, between Via Belmonte and Pala Mesa Drive.

3. **C & H Gardens; Administrative Appeal AA 05-002, San Dieguito Community Plan Area (Gowens)**

This is an Administrative Appeal of a Decision of the Director of Planning and Land Use which determined that the existing retail nursery was established without a required Major Use Permit and is not a legal, non-conforming use. The property is zoned A70 Limited Agricultural Use Regulations, which requires a Major Use Permit to allow Agricultural and Horticultural Sales. The subject property is designated (24) Impact Sensitive by the San Dieguito Community Plan. The site is located at 4580 El Mirlo.

**4. POD 05-080; Zoning Ordinance Amendment Relating to Monitoring Compliance for Use Permits (Brown)**

The project is a proposed amendment to the San Diego County Zoning Ordinance relating to monitoring compliance of Use Permits. The proposed amendment would add new sections to section 7362 of the Zoning Ordinance, which would allow the Director of Planning and Land Use to conduct periodic inspections of the property for which a use permit has been granted to ensure that the permittee is complying with the Use Permit conditions. Inspections under this section are in addition to any inspections authorized under Section 7702.

**5. Legal Developments Quarterly Report (Taylor, OCC)**

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**Administrative Items**

- E. Director's Report.**
- F. Report on actions of Planning Commission's Subcommittees.**
- G. Designation of member to represent Commission at Board of Supervisors.**
- H. Discussion of correspondence received by Planning Commission.**

**Department Report**

**I. Scheduled Meetings.**

June 10, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 24, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 8, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 22, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 5, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

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August 19, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 2, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 16, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 30, 2005	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 14, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 28, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "[www.co.san-diego.ca.us](http://www.co.san-diego.ca.us)". Visit the Department of Planning and Land Use web page at "[www.scdplu.org](http://www.scdplu.org)".

**Adjournment**

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,  
Reclamation Plans, Coastal Use Permit Cases,  
Site Plans required by Specific Plans, Plan  
Amendment Authorizations-----

Within 10 calendar days after Planning  
Commission action

Specific Plans, Specific Plan  
Amendments, Road Matters, Rezones,  
Agricultural Preserves, Plan Implementation  
Hearings, General Plan Amendment  
Hearings-----

No appeal necessary since staff will  
automatically transmit case to Board of  
Supervisors.

Administrative Appeals, Variances,  
Minor Use Permits-----

No appeal possible to Board of  
Supervisors; Planning Commission action  
is final.